

A 5x5 grid of numbered squares (1-25) is shown. A jagged line connects the following squares: 1, 2, 3, 4, 5, 7, 10, 14, 17, 18, 19, and 20. Square 1 is highlighted with a thick black border.

MINIMUM SETBACK REQUIREMENTS

1. FRONT YARD
A. PRINCIPAL STRUCTURE: 30 FEET OR 20 FEET WHEN ALL PARKING IS BEHIND THE FRONT BUILDING LINE
B. ACCESSORY STRUCTURE: BEHIND THE FRONT BUILDING LINE
2. SIDE YARD
A. PRINCIPAL STRUCTURE: 10 FEET
B. ACCESSORY STRUCTURE: 3 FEET
3. REAR YARD
A. PRINCIPAL STRUCTURE: 10 FEET
B. ACCESSORY STRUCTURE: 3 FEET
4. WHERE A LOT FRONTS ON MORE THAN ONE STREET, FRONT YARD SETBACKS SHALL APPLY TO ALL STREETS.
A. MAXIMUM HEIGHT OF STRUCTURES
1. ALL STRUCTURES: 45 FEET. STRUCTURES MAY EXCEED THE HEIGHT LIMITATION PROVIDED A CONDITIONAL USE PERMIT IS APPROVED IN ACCORDANCE WITH THIS ORDINANCE.

1. THE FOLLOWING REGULATIONS SHALL APPLY IN PP DISTRICTS:

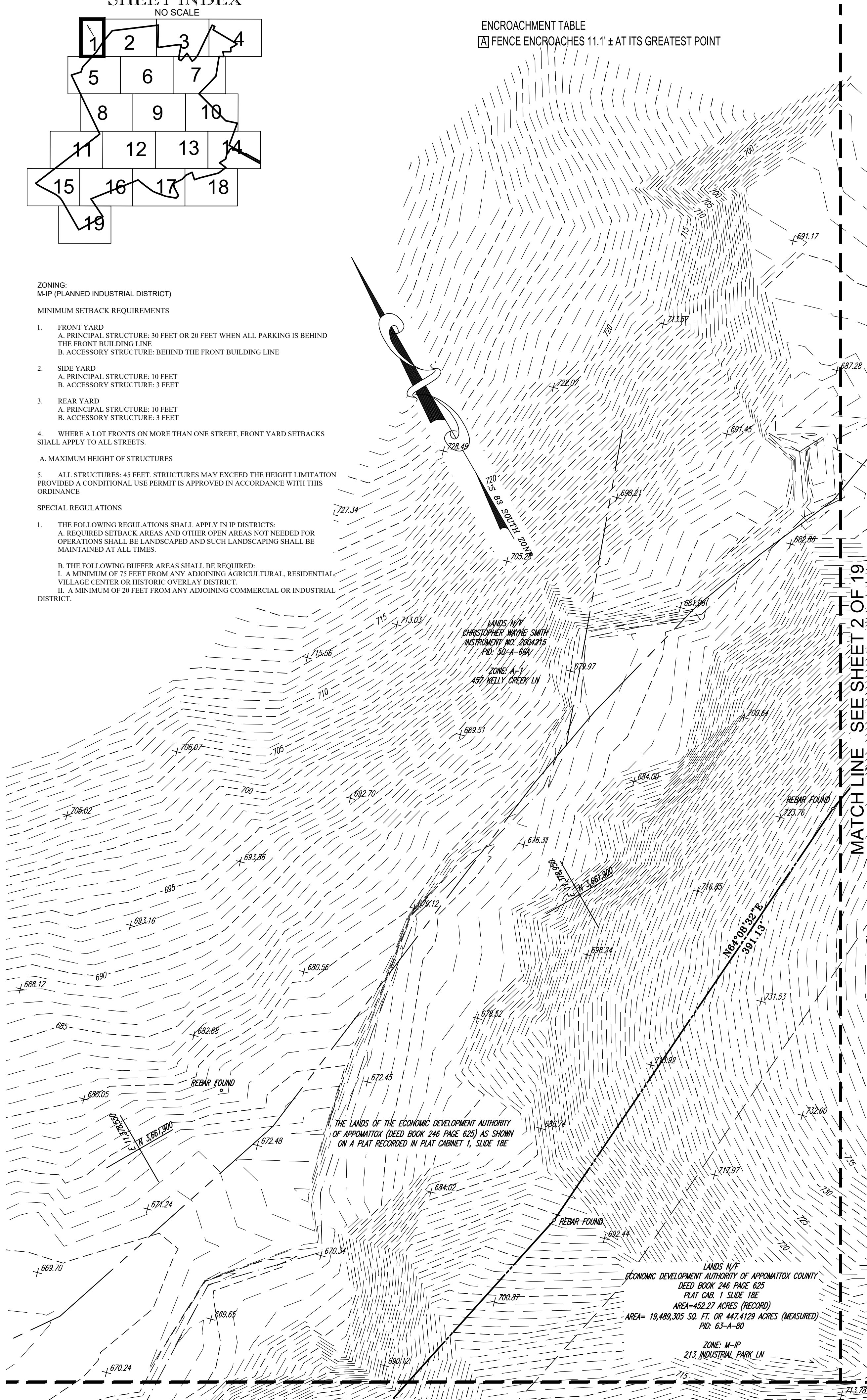
A. REQUIRED SETBACK AREAS AND OTHER OPEN AREAS NOT NEEDED FOR OPERATIONS SHALL BE LANDSCAPED AND SUCH LANDSCAPING SHALL BE MAINTAINED AT ALL TIMES.

B. THE FOLLOWING BUFFER AREAS SHALL BE REQUIRED:

1. A MINIMUM OF 75 FEET FROM ANY ADJOINING AGRICULTURAL, RESIDENTIAL, VILLAGE CENTER OR HISTORIC OVERLAY DISTRICT.

2. A MINIMUM OF 20 FEET FROM ANY ADJOINING COMMERCIAL OR INDUSTRIAL DISTRICT.

[A] FENCE ENCROACHES 11.1' ± AT ITS GREATEST POINT

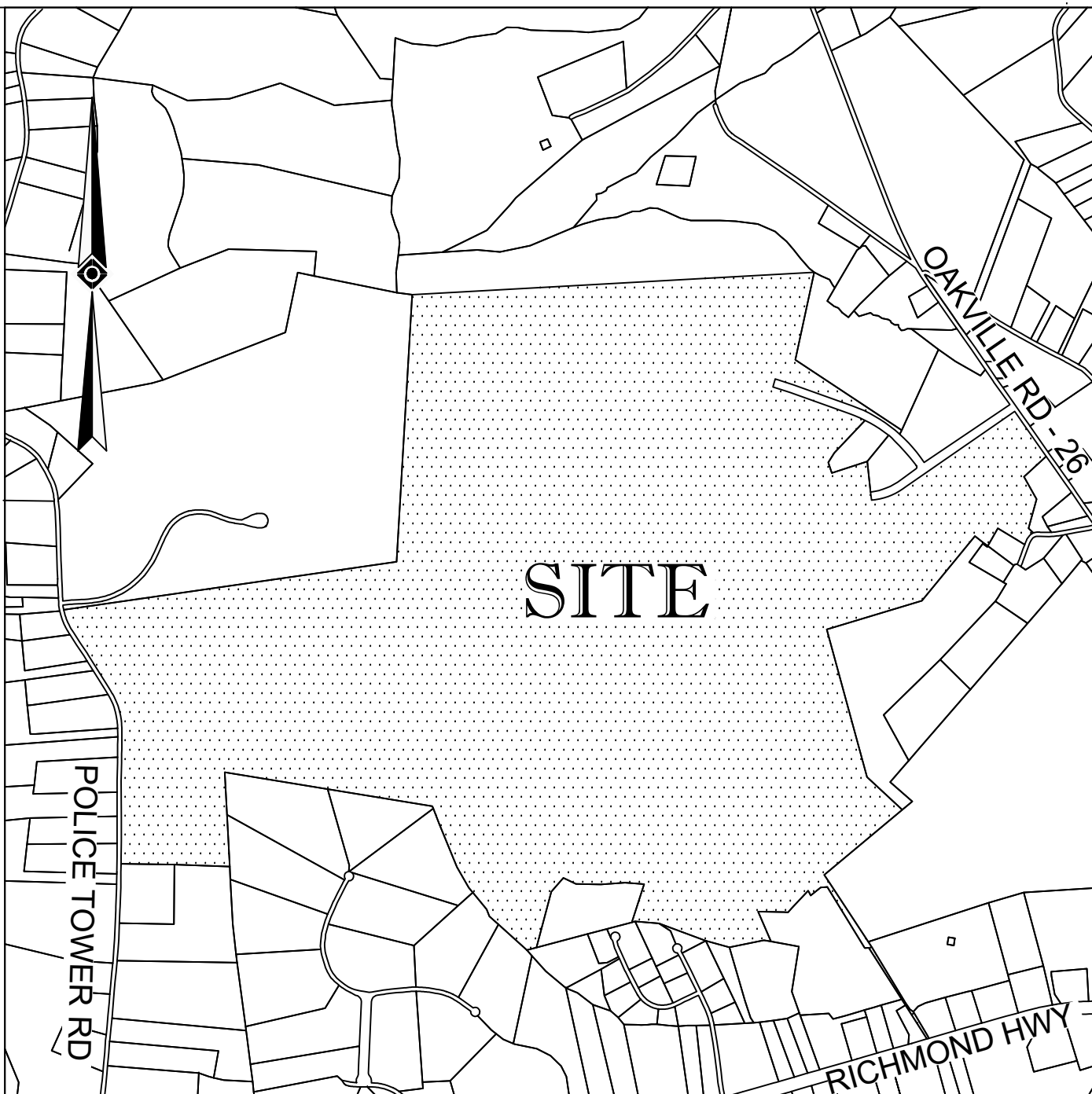


THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NTS-203366-VA-1 WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

- 1 EASEMENT GRANTED TO THE AMERICAN TELEPHONE & TELEGRAPH CO. OF VIRGINIA, DATED APRIL 15, 1891, RECORDED AUGUST 28, 1931 IN DEED BOOK 31, PAGE 143, **MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**
- 2 EASEMENT GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY, DATED MARCH 10, 1931, RECORDED AUGUST 28, 1931 IN DEED BOOK 31, PAGE 160, **MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**
- 3 EASEMENT GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY, DATED JUNE 9, 1931, RECORDED NOVEMBER 20, 1931 IN DEED BOOK 31, PAGE 285, **MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**
- 4 EASEMENT GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY, DATED JULY 16, 1931, RECORDED DECEMBER 29, 1931 IN DEED BOOK 31, PAGE 341, **MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**
- 5 EASEMENT GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY, DATED JULY 16, 1931, RECORDED DECEMBER 29, 1931 IN DEED BOOK 31, PAGE 343, **MAY AFFECT SUBJECT PROPERTY, VAGUE AND INSUFFICIENT INFORMATION IN THE RECORD DOCUMENT.**
- 6 RIGHT OF WAY GRANTED TO THE VIRGINIA PUBLIC SERVICE COMPANY, DATED JULY 21, 1939, RECORDED AUGUST 16, 1939 IN DEED BOOK 38, PAGE 353, **DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT LOCATION POINT OF BEGINNING AT ROUTE 613 AND ROUTE 460 INTERSECTION EXTENDING IN A NORTHWARD DIRECTION ALONG THE EAST SIDE OF ROUTE 613 860 FEET.**
- 7 RIGHT OF WAY AGREEMENT GRANTED TO THE TRANSCONTINENTAL GAS PIPE LINE CORPORATION, A DELAWARE CORPORATION, DATED SEPTEMBER 19, 1949, RECORDED OCTOBER 18, 1949 IN DEED BOOK 52, PAGE 157, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 8 EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED OCTOBER 8, 1949, RECORDED DECEMBER 3, 1949 IN DEED BOOK 52, PAGE 342, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 9 RIGHT OF WAY AGREEMENT GRANTED TO THE TRANSCONTINENTAL GAS PIPE LINE CORPORATION, A DELAWARE CORPORATION, DATED JANUARY 19, 1950, RECORDED MARCH 20, 1950 IN DEED BOOK 53, PAGE 61 **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 10 RIGHT OF WAY AGREEMENT GRANTED TO THE TRANSCONTINENTAL GAS PIPE LINE CORPORATION, A DELAWARE CORPORATION, DATED MARCH 15, 1950, RECORDED MAY 22, 1950 IN DEED BOOK 53, PAGE 193, **MAY AFFECT SUBJECT PROPERTY, NOT ENOUGH INFORMATION IN RECORD DOCUMENT TO DETERMINE THE LOCATION OF THE 66 ACRE TRACT OF LAND SITUATED ON THE NORTH SIDE OF THE RAILROAD, PLAT NOT ATTACHED.**
- 11 EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED JULY 3, 1950, RECORDED SEPTEMBER 14, 1950 IN DEED BOOK 53, PAGE 441, **MAY AFFECT SUBJECT PROPERTY, NOT ENOUGH INFORMATION IN RECORD DOCUMENT TO DETERMINE THE LOCATION OF THE 162 ACRE TRACT OF LAND.**
- 12 EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED MAY 21, 1951, RECORDED AUGUST 9, 1951 IN DEED BOOK 55, PAGE 400, **DOES NOT AFFECT THE SUBJECT PROPERTY, 161 ACRE TRACT OF LAND ON SOUTH SIDE OF ROUTE 460.**
- 13 EASEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA CORPORATION, DATED SEPTEMBER 5, 1951, RECORDED OCTOBER 4, 1951 IN DEED BOOK 56, PAGE 118, **MAY AFFECT SUBJECT PROPERTY, NOT ENOUGH INFORMATION IN RECORD DOCUMENT TO DETERMINE THE LOCATION OF THE 150 ACRE TRACT OF LAND.**
- 14 AGREEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, DATED AUGUST 28, 1953, RECORDED FEBRUARY 18, 1954 IN DEED BOOK 60, PAGE 80, **MAY AFFECT SUBJECT PROPERTY, NOT ENOUGH INFORMATION IN RECORD DOCUMENT TO DETERMINE THE LOCATION OF THE VEPCCO EASEMENT ON THE LANDS FORMERLY OF D.R. CALDWELL.**
- 15 AGREEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, DATED MAY 6, 1954, RECORDED JUNE 25, 1954 IN DEED BOOK 60, PAGE 389, **DOES NOT AFFECT THE SUBJECT PROPERTY, EASEMENT ON THE WESTERN SIDE OF ROUTE 613.**
- 16 RIGHT OF WAY GRANTED TO THE TRANSCONTINENTAL GAS PIPE LINE CORPORATION, A DELAWARE CORPORATION, DATED MARCH 5, 1985, RECORDED APRIL 9, 1985 IN DEED BOOK 160 PAGE 703, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 17 EASEMENT CONTAINED IN DEED OF EXCHANGE MADE BY AND BETWEEN INDUSTRIAL DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA AND NANNIE LUCILLE DOSS, DATED DECEMBER 3, 1969, RECORDED DECEMBER 6, 1969 IN DEED BOOK 258, PAGE 759, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 18 COVENANTS, CONDITIONS, RESTRICTIONS, ETC., AS SET FORTH IN PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE APPOMATTOX COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY APPOMATTOX SUBDIVISION BUSINESS, INC., DATED MAY 28, 2003, RECORDED MAY 30, 2003, AS INSTRUMENT NO. 200301352, **AFFECTS THE SUBJECT PROPERTY, GENERAL IN NATURE, PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS, NOT PLOTTABLE.**
- 19 DEED OF EASEMENT MADE BY AND BETWEEN INDUSTRIAL DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY, A POLITICAL SUBDIVISION OF THE COMMONWEALTH OF VIRGINIA AND H. CURTIS PEARSON, JR., DAVID T. PERKINS AND KATIE W. PEARSON, EXECUTOR OF THE ESTATE AND UNDER THE WILL AND CODICIL OF HARRY C. PEARSON, DECEASED, DATED NOVEMBER 10, 2003, RECORDED DECEMBER 17, 2003, AS INSTRUMENT NO. 200303425, **AFFECTS THE SUBJECT PROPERTY, EASEMENT LOCATION CAN NOT BE DETERMINED, REFERENCE PLATS PLAT BOOK 9 PAGE 39 AND PLAT CABINET I SLIDE 87-C NOT ATTACHED TO RECORD DOCUMENT, NOT PLOTTABLE.**
- 20 SUBDIVISION EASEMENT AGREEMENT GRANTED TO THE CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED NOVEMBER 25, 2003, RECORDED SEPTEMBER 15, 2004 AS INSTRUMENT NO. 200402296, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 21 EASEMENT AGREEMENT GRANTED TO THE CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED FEBRUARY 10, 2004, RECORDED SEPTEMBER 15, 2004 AS INSTRUMENT NO. 200402297, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 22 UNDERGROUND EASEMENT AGREEMENT GRANTED TO THE CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED MAY 22, 2006, RECORDED NOVEMBER 16, 2006 AS INSTRUMENT NO. 200602805, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 23 EASEMENT GRANTED TO THE COMMONWEALTH OF VIRGINIA, DATED JUNE 11, 2007, RECORDED AUGUST 8, 2007, AS INSTRUMENT NO. 200702086, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 24 UNDERGROUND EASEMENT AGREEMENT GRANTED TO THE CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED APRIL 8, 2009, RECORDED AUGUST 3, 2009 AS INSTRUMENT NO. 200901603, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 25 UNDERGROUND EASEMENT AGREEMENT GRANTED TO THE CENTRAL VIRGINIA ELECTRIC COOPERATIVE, A VIRGINIA CORPORATION, DATED AUGUST 24, 2010 RECORDED NOVEMBER 5, 2010 AS INSTRUMENT NO. 201001875, **DOES NOT AFFECT SUBJECT PARCEL, EASEMENT LOCATION NORTH WEST IN PARCEL 63-A-81.**
- 26 DEED OF EASEMENT GRANTED TO THE COUNTY OF APPOMATTOX, VIRGINIA, DATED APRIL 19, 2010 RECORDED FEBRUARY 14, 2013 AS INSTRUMENT NO. 201300273 AND AS AMENDED BY AMENDED DEED OF EASEMENT, RECORDED AS INSTRUMENT NO. 201300274, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 27 RIGHT OF WAY AGREEMENT GRANTED TO THE VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION, DATED AS OF JUNE 29, 2015, RECORDED JULY 17, 2015 AS INSTRUMENT NO. 201501019, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 28 TERMS AND CONDITIONS OF MEMORANDUM OF OPTION AGREEMENT FOR PURCHASE OF REAL PROPERTY AND PURCHASE AGREEMENT MADE BY AND BETWEEN APPOMATTOX COUNTY ECONOMIC DEVELOPMENT AUTHORITY AND ADP APPOMATTOX DATA HUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED AS OF APRIL 19, 2024, RECORDED MAY 17, 2024 AS INSTRUMENT NO. 202400771, **AFFECTS THE SUBJECT PROPERTY, GENERAL IN NATURE, AGREEMENT, NOT PLOTTABLE.**
- 29 MATTERS AS SHOWN ON PLAT RECORDED IN PLAT CABINET 1 SLIDE 10, **AFFECTS THE SUBJECT PROPERTY, SHOWN.**
- 30 MATTERS AS SHOWN ON PLAT RECORDED IN PLAT CABINET 1 SLIDE 18E, **AFFECTS THE SUBJECT PROPERTY, NO PLOTTABLE EASEMENTS.**
- 31 RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE UNINTERRUPTED FLOW OF THE CREEK OR STREAM RUNNING THROUGH OR ADJACENT TO THE LAND, **AFFECTS THE SUBJECT PROPERTY, GENERAL IN NATURE, NOT PLOTTABLE.**
- 32 ROLLBACK TAXES OR CHANGE IN USE TAXES, **NOT SURVEY RELATED.**

LEGAL DESCRIPTION, SEE SHEET 4

	TOP OF CURB ELEVATION		TREE W/ SIZE
	FLOWLINE ELEVATION		STORM INLET RISER
	EDGE OF PAVEMENT ELEVATION		WATER METER
	SPOT ELEVATION		WATER VALVE
	EXISTING CONTOUR		FIRE HYDRANT
	PROPERTY LINE		SANITARY MANHOLE
	ADJOINING PROPERTY LINE		CLEAN OUT
	BUILDING W/ HATCH		GRATE INLET
	APPROX. LOC. OVERHEAD WIRES		UTILITY POLE
	APPROX. LOC. UNDERGROUND NATURAL GAS SERVICE		GUY WIRE
	APPROX. LOC. UNDERGROUND FIBER OPTIC		TELEPHONE PEDESTAL
	APPROX. LOC. UNDERGROUND NATURAL ELECTRIC		UTILITY COVER
	CHAIN LINK FENCE		ELECTRIC METER
	WOOD OR VINYL FENCE		TRANSFORMER
	APPROX. LOC. STREAM CENTER		MAIL BOX
	TREELINE		SIGN
	CONCRETE		BOLLARD
	RIP RAP		SURVEY CONTROL POINT
			PAINTED ARROW
			TITLE EXCEPTION



SCALE: 1" = 2,000 FT.

NOTES:

1. PROPERTY IS THE LANDS OF THE ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY AS RECORDED IN DEED BOOK 246 PAGE 625 AND INSTRUMENT NO. 201000156 HAVING A PARCEL ID OF 63-A-80 AMONG THE LAND RECORDS OF APPOMATTOX COUNTY, VIRGINIA.
2. AREA: 452.27 ACRES (RECORD)
19,489.305 SQ. FT. OR 447.4129 ACRES (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS BUILT PLANS AND UTILITY MARK OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED UPON INFORMATION PROVIDED BY A FIELD SURVEY PREPARED BY GRS GROUP, LLC SEPTEMBER 3, 2024 THROUGH SEPTEMBER 21, 2024 AND OTHER REFERENCE MATERIALS LISTED BELOW.
5. MERIDIAN SOURCE IS BASED UPON THE VIRGINIA STATE PLANE COORDINATE SYSTEM (NAD'83) SOUTH ZONE. COORDINATE VALUES SHOWN HEREON ARE REFERENCED TO THIS COORDINATE SYSTEM. ALL DISTANCES AND COORDINATES ARE REPORTED IN U.S. SURVEY FEET. THE VERTICAL DATUM IS BASED UPON GPS OBSERVATIONS (GEOID 18) NAVD 88.
6. BY GRAPHIC PLOTTING THE PROPERTY IS LOCATED IN OTHER AREAS (UNSHADED), ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN) AND SPECIAL FLOOD HAZARD AREA, ZONE "A" PER FEMA FLOOD INSURANCE RATE MAP FOR APPOMATTOX COUNTY, VIRGINIA, AND INCORPORATED AREAS, MAP NUMBER 51011C00125C, PANEL 125 OF 350, AND MAP NUMBER 51011C0205C, PANEL 205 OF 350 MAP EFFECTIVE DATE JANUARY 02, 2008.
7. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
8. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.
10. THERE WERE NO CEMETERIES OR FAMILY BURIAL GROUNDS OBSERVED AT THE TIME OF SURVEY.
11. THERE ARE 0 PAINTED PARKING SPACES ON SITE.
12. THE PROPERTY HAS VEHICULAR, PEDESTRIAN AND PUBLIC UTILITY ACCESS TO WEST RIDGE LANE, POLICE TOWER ROAD AND RICHMOND HIGHWAY - U.S. ROUTE 1, PUBLICLY DEDICATED AND MAINTAINED RIGHTS-OF-WAY.
13. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHTS-OF-WAY OF, AND THE BOUNDARIES OF THE ADJOINING PROPERTIES. THE LEGAL DESCRIPTION OF THE PROPERTIES ARE CONTIGUOUS WITH NO GAPS, GORES OR STRIPS.
14. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
15. THE PROPERTY IS ZONES M-IP - PLANNED INDUSTRIAL DISTRICT.

REFERENCES:

1. APPOMATTOX COUNTY, TIMMONS GROUP WEBLOGISTICS ONLINE GIS SYSTEM.
2. MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, APPOMATTOX COUNTY, VIRGINIA, AND INCORPORATED AREAS, MAP NUMBER 51011C0125C, PANEL 125 OF 350, AND MAP NUMBER 51011C0205C, PANEL 205 OF 350 MAP EFFECTIVE DATE JANUARY 02, 2008.

THIS "ALTA/NSPS LAND TITLE SURVEY, THE LANDS OF ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY, AS RECORDED IN DEED BOOK 246 PAGE 625 WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL GROUND SURVEY; THAT THE DATA WAS OBTAINED SEPTEMBER 3, 2024 THROUGH APRIL 25, 2025 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA, INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

TO: ADP APPOMATTOX DATA HUB, LLC; ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY
NEWMARK TITLE SERVICES, LLC; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 25, 2025.

COMMONWEALTH OF VIRGINIA
GREGORY R. STEINHILBER
No. 1330
GREGORY R. STEINHILBER
VIRGINIA LICENSED LAND SURVEYOR NO. 1330

NY 5 2725

DATE _____

CHK.	DATE	TIME	BY	REMARKS
G.R.S.	10/25/24	JUK		REVISED BOUNDARY
G.R.S.	07/02/25	KFS		REVISED BOUNDARY
DES:	07/05/25	KFS		REVISED BOUNDARY
DWN:				
JUK:				

SCALE: 1" = 50'

ALTA/NPS LAND TITLE SURVEY
LANDS N/E
ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SOUTHSIDE DISTRICT
APPOMATTOX COUNTY, VIRGINIA

SCALE: 1' = 50'

Kimley»»Horn

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1400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191
PHONE: 703-674-1300 FAX: 703-674-1350
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GRS GROUP, LLC
5702 DEL AND COURT

SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2320

email: grsgroup.llc@gmail.com

KH PROJECT NO.
113706001

SHEET 1 OF 19



MATCH LINE SEE SHEET 1 OF 19

MATCH LINE SEE SHEET 5 OF 19

MATCH LINE SEE SHEET 6 OF 19

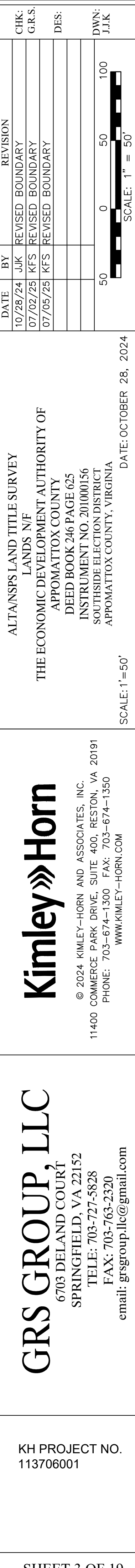
DATE	BY	REVISION	DATE: OCTOBER 28, 2024	
	10/28/24	JLK		REVISED BOUNDARY
	07/02/23	KFS		REVISED BOUNDARY
	07/05/23	KFS		REVISED BOUNDARY
ALTAIR'S LAND TITLE SURVEY			DATE: 1" = 50'	
LANDS N/F				
THE ECONOMIC DEVELOPMENT AUTHORITY OF				
APPOMATTOX COUNTY				
DEED BOOK 246 PAGE 625				
INSTRUMENT NO. 201000156			SCALE: 1" = 50'	
SPRINGFIELD, VA 22152				
APPOMATTOX COUNTY, VIRGINIA				
APPOMATTOX COUNTY, VIRGINIA				
APPOMATTOX COUNTY, VIRGINIA				
KH PROJECT NO. 113706001				
SHEET 2 OF 19				

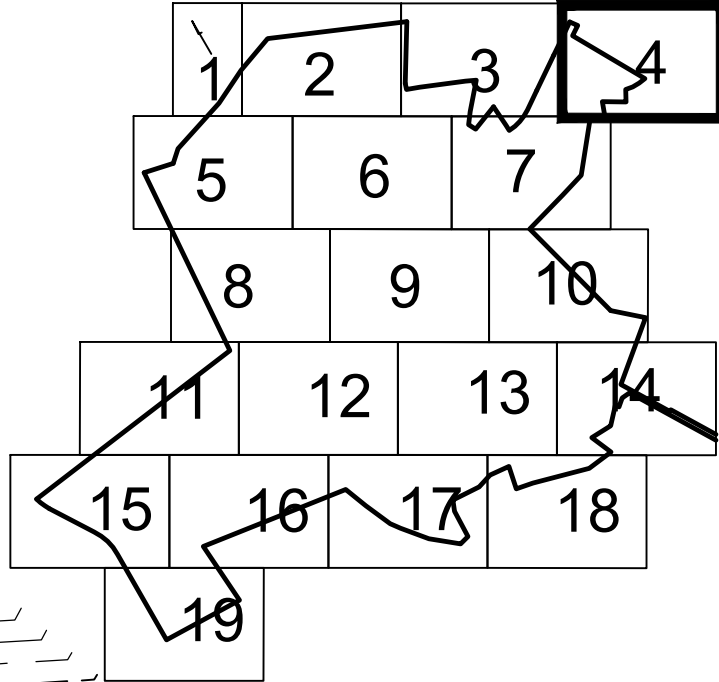
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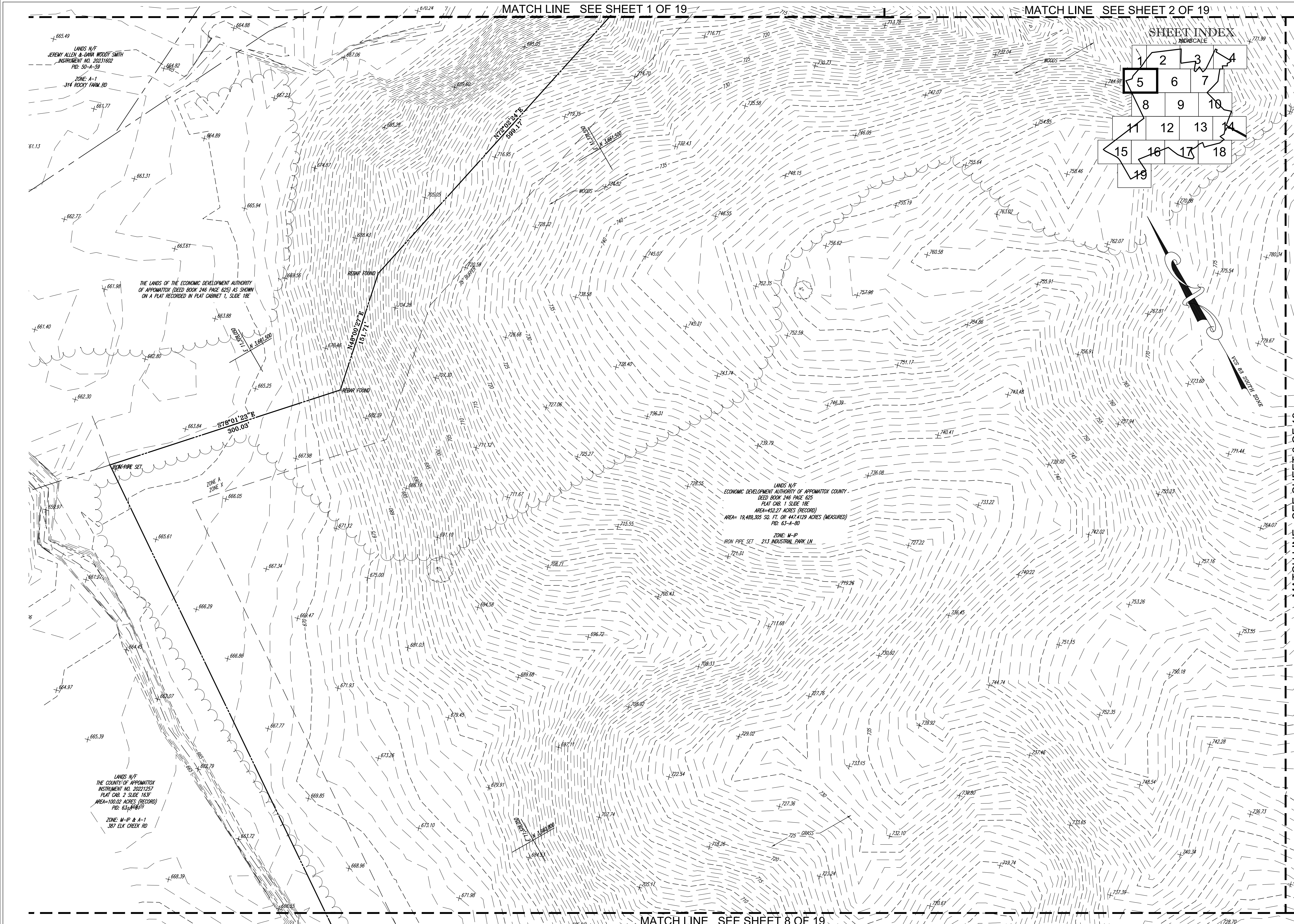


S 49°28'21" W, 125.49 FEET TO A REBAR FOUND, THENCE CONTINUING WITH SAID DIVISION LINE AND WITH THE DIVISION LINE BETWEEN THE LANDS OF JULIA B. SMYSER (INSTRUMENT NO. 202200950 AND INSTRUMENT NO. 202200921) ON THE NORTH AND SAID LANDS OF THE ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY (DEED BOOK 246 PAGE 625), ON THE WEST, THENCE WITH SAID DIVISION LINE:

THE SOUTH AND LANDS OF THE COUNTY OF APPOMATTOX (INSTRUMENT NO. 20221257), ON THE NORTH, THENCE

BEING THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NTS-203366-VA-1 WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2021

MATCH LINE SEE SHEET 7 OF 19



REVISION		DATE	
CHK:	BY:	10/28/24	JK
G.R.S.	JK	07/02/23	KFS
DES:		07/05/23	KFS
DWN:			
JLK			

ALTANIS LAND TITLE SURVEY
LANDS N/F
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SPRINGFIELD, VA 22152
APPOMATTOX COUNTY, VIRGINIA

DATE: OCTOBER 28, 2024

SCALE: 1" = 50'

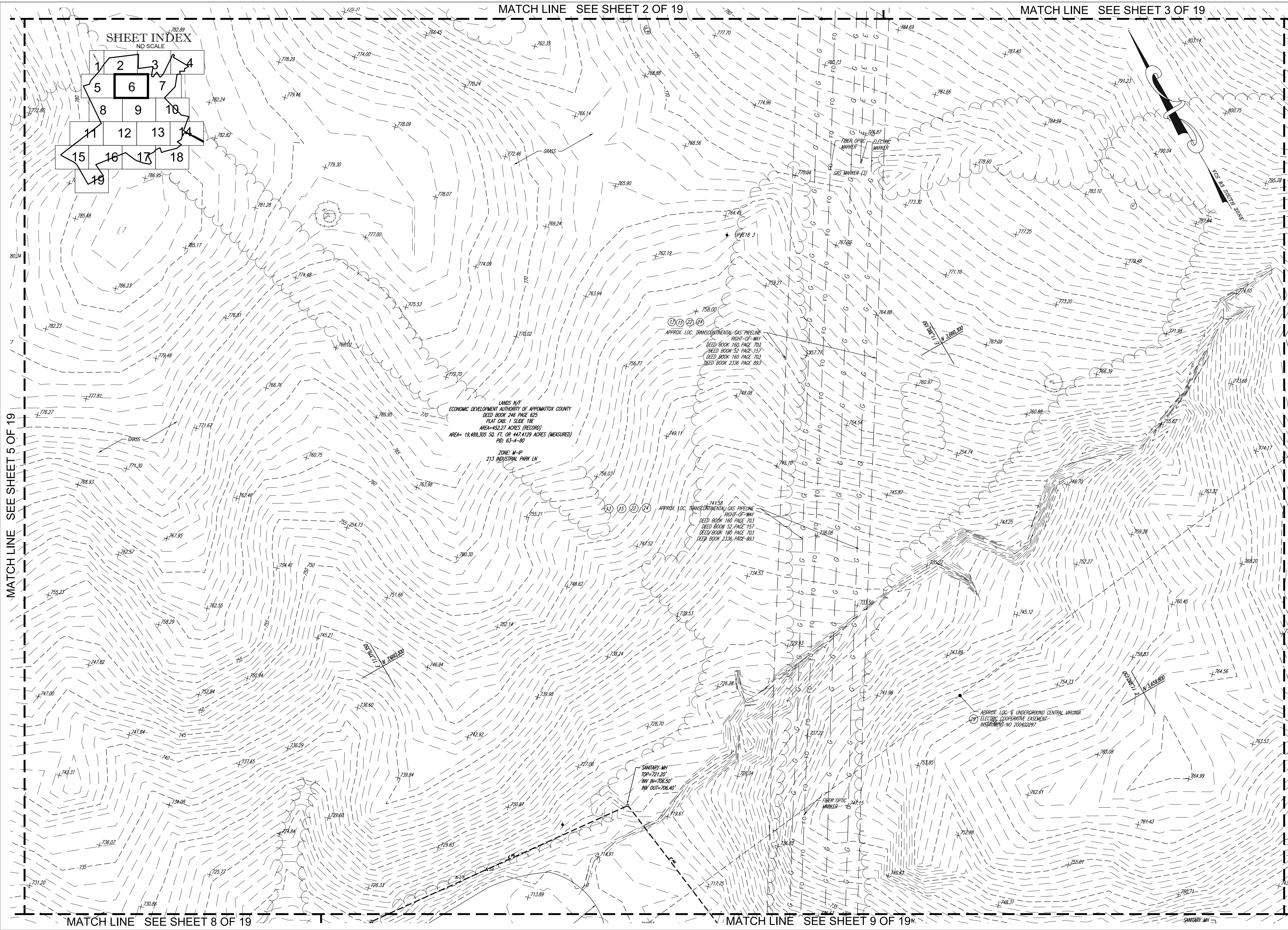
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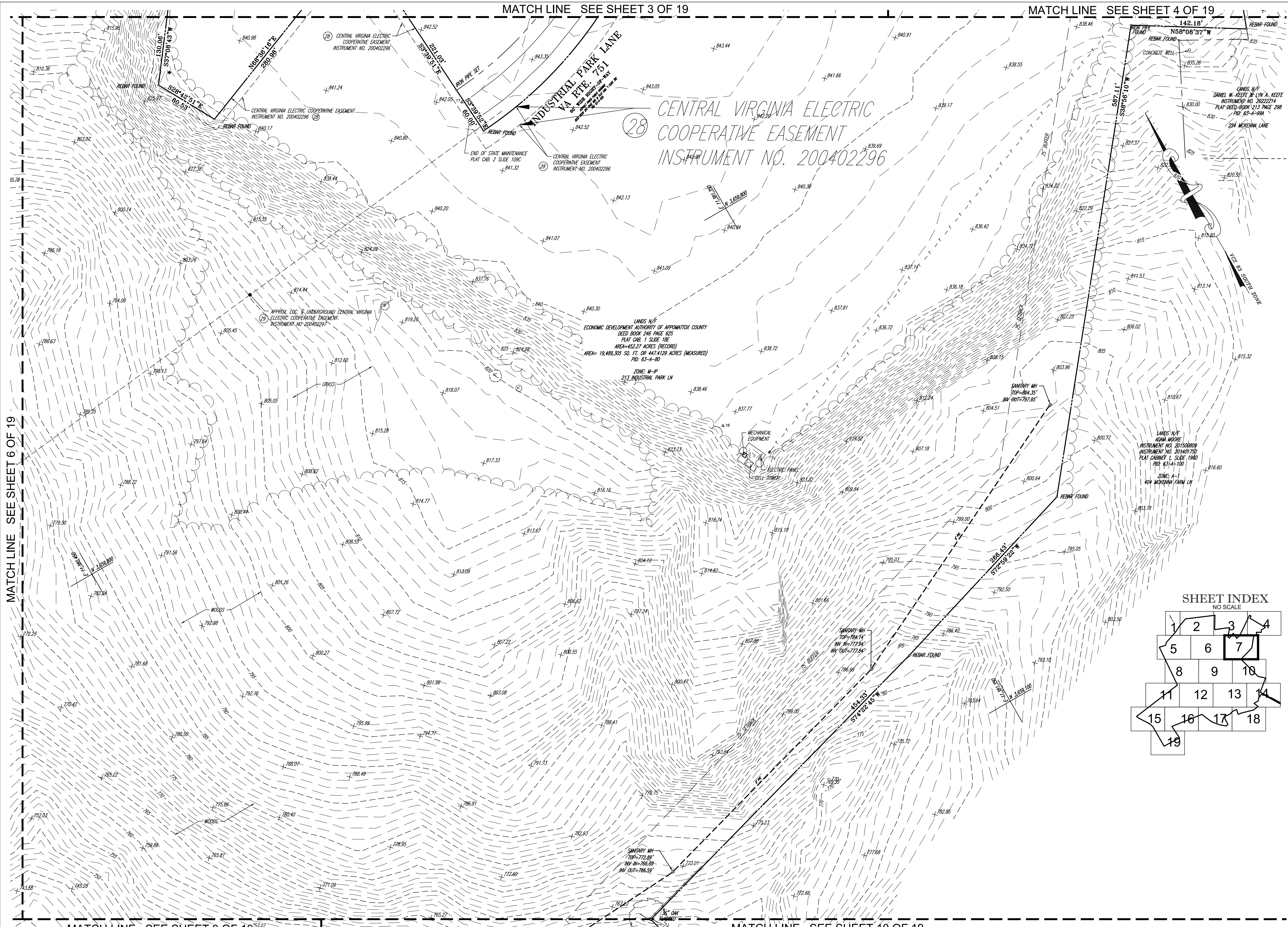
GRS GROUP, LLC
6703 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2320
email: grsgroup.llc@gmail.com

KH PROJECT NO.
113706001

SHEET 5 OF 19



DATE		BY	REVISION
10/28/24		JLK	REVISED BOUNDARY
07/02/25		KFS	REVISED BOUNDARY
07/05/25		KFS	REVISED BOUNDARY
DIS:			
DWN:			
JLK			
50			0 50 100
SCALE: 1" = 50'			
ALTAIR'S LAND TITLE SURVEY LANDS N/F THE ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY DEED BOOK 246 PAGE 625 INSTRUMENT NO. 201000156 SPRINGFIELD, VA 22152 APPOMATTOX COUNTY, VIRGINIA			
DATE: OCTOBER 28, 2024			
SCALE: 1" = 50'			
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DRIVE, SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM			
KH PROJECT NO. 113706001			
SHEET 6 OF 19			



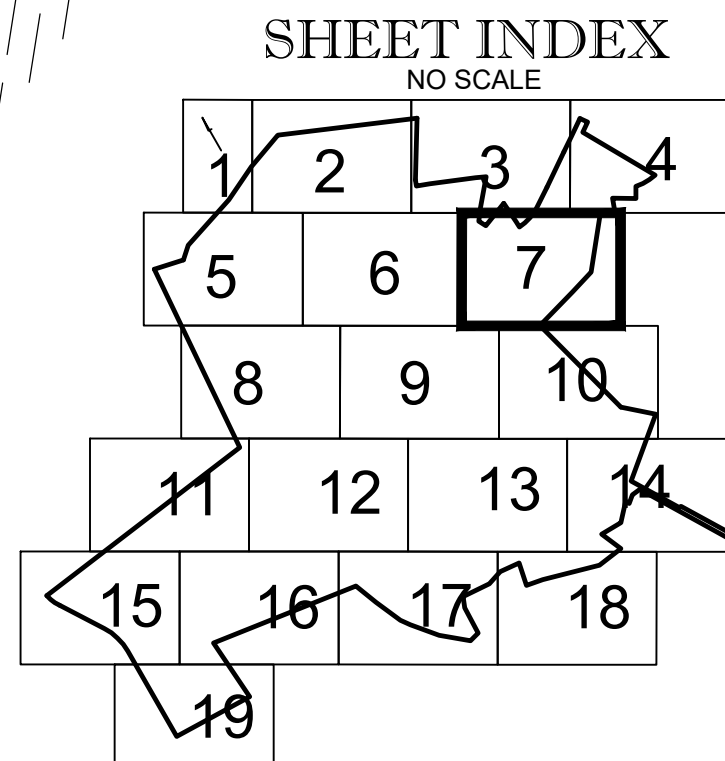
MATCH LINE SEE SHEET 6 OF 19

MATCH LINE SEE SHEET 3 OF 19

MATCH LINE SEE SHEET 4 OF 19

MATCH LINE SEE SHEET 9 OF 19

MATCH LINE SEE SHEET 10 OF 19



ALTAIR'S LAND TITLE SURVEY		REVISION	
DATE	BY	CHK.	DATE
10/28/24	JLK	GRS.	10/28/24
07/02/23	KFS	REVISED BOUNDARY	07/02/23
07/05/23	KFS	REVISED BOUNDARY	07/05/23
THE ECONOMIC DEVELOPMENT AUTHORITY OF APPOMATTOX COUNTY		DWN:	
DEED BOOK 246 PAGE 625		JLK	
INSTRUMENT NO. 201000156		SCALE: 1" = 50'	
SPONSOR: APPOMATTOX COUNTY, VIRGINIA		DATE: OCTOBER 28, 2024	

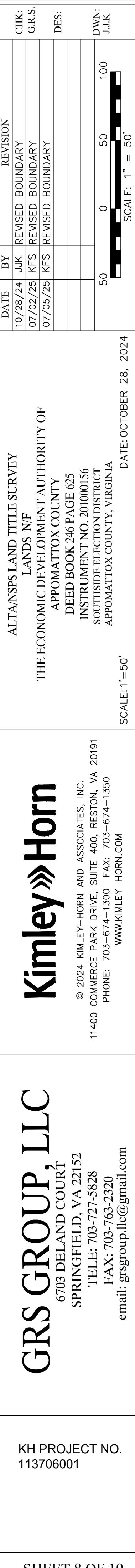
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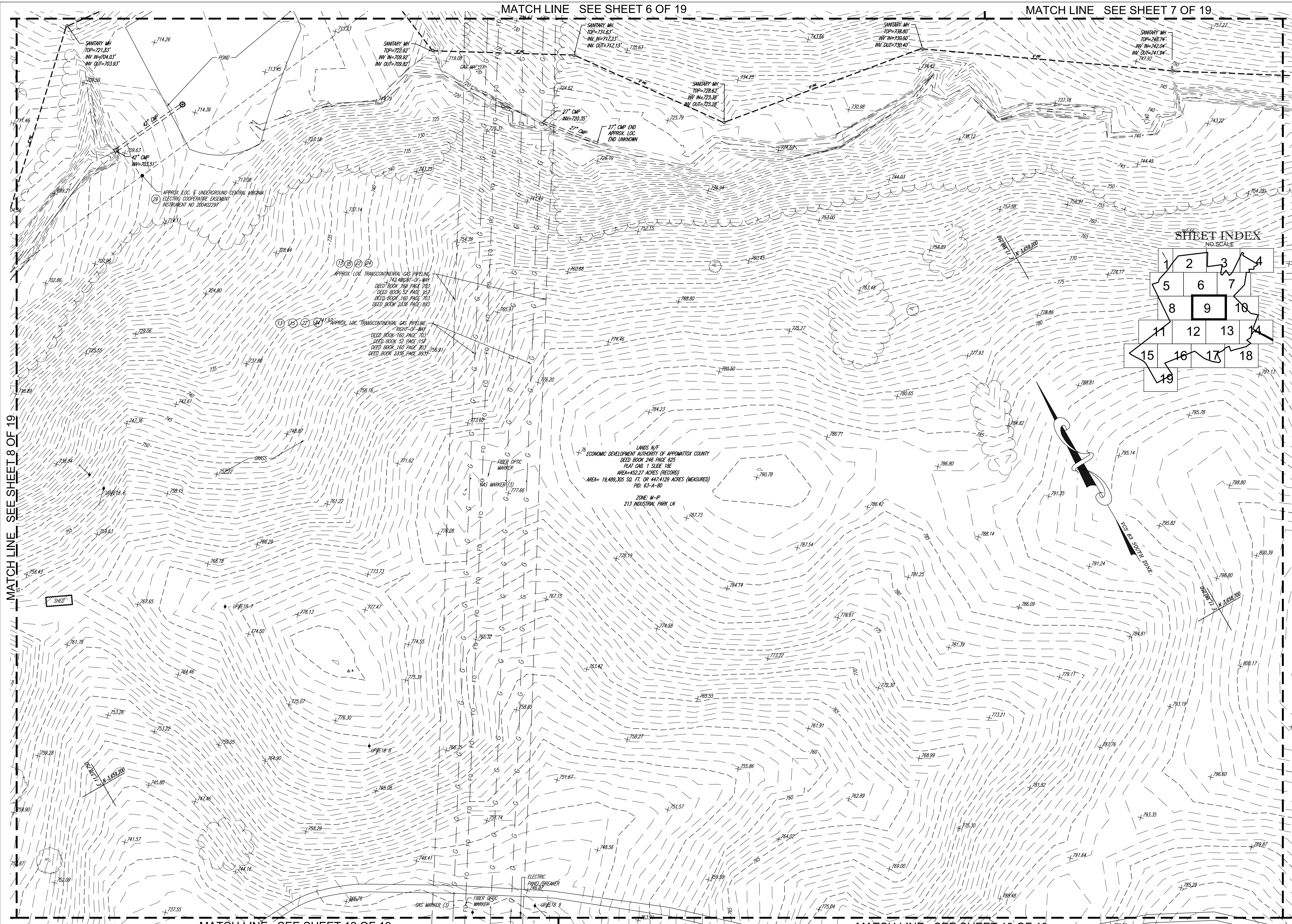
GRS GROUP, LLC

6703 DELAND COURT
SPRINGFIELD, VA 22152
TELE: 703-727-5828
FAX: 703-763-2320
email: grsgroup.llc@gmail.com

KH PROJECT NO.
113706001

SHEET 7 OF 19





MATCH LINE SEE SHEET 8 OF 19

MATCH LINE SEE SHEET 6 OF 19

MATCH LINE SEE SHEET 7 OF 19

MATCH LINE SEE SHEET 10 OF 19

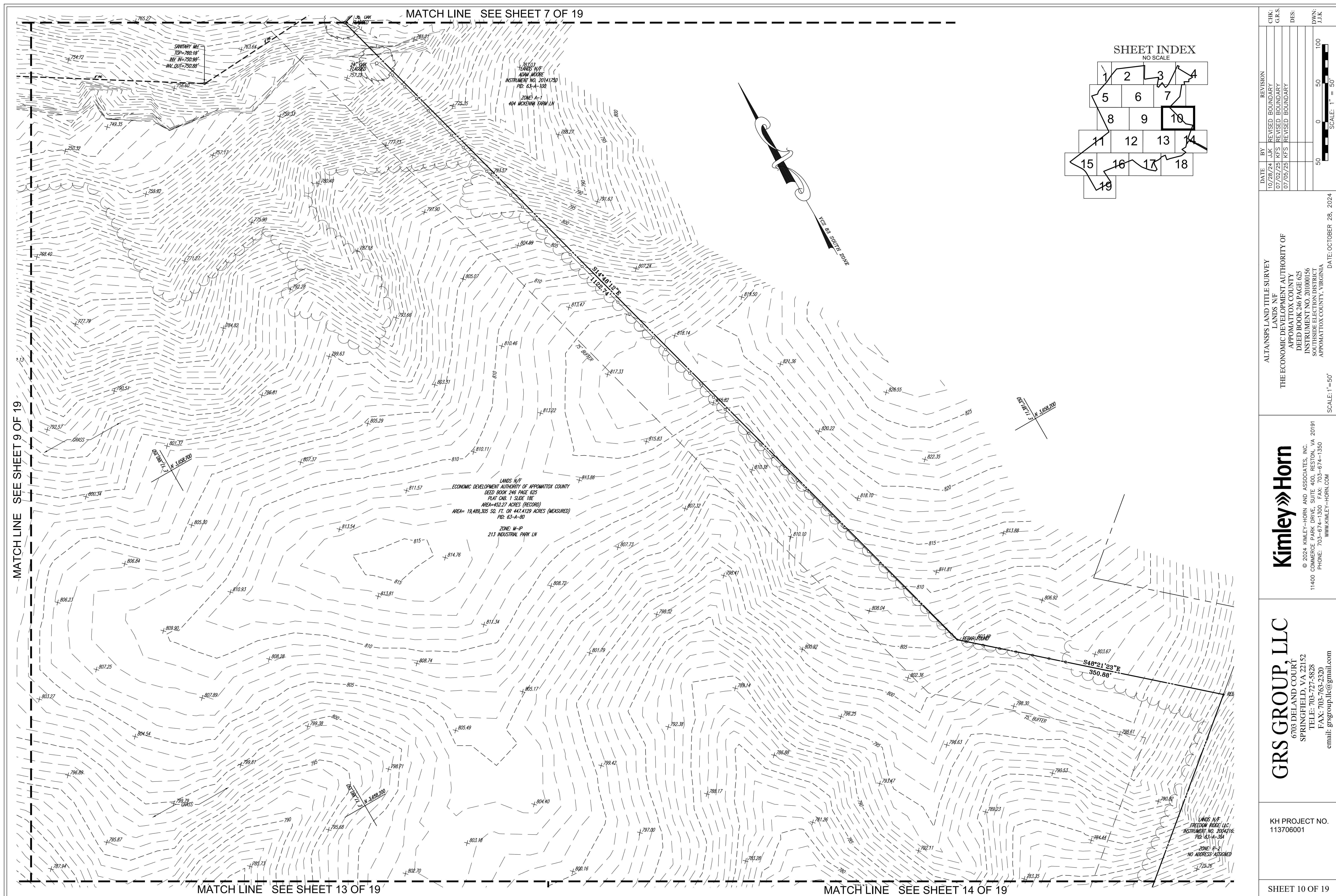
MATCH LINE SEE SHEET 12 OF 19

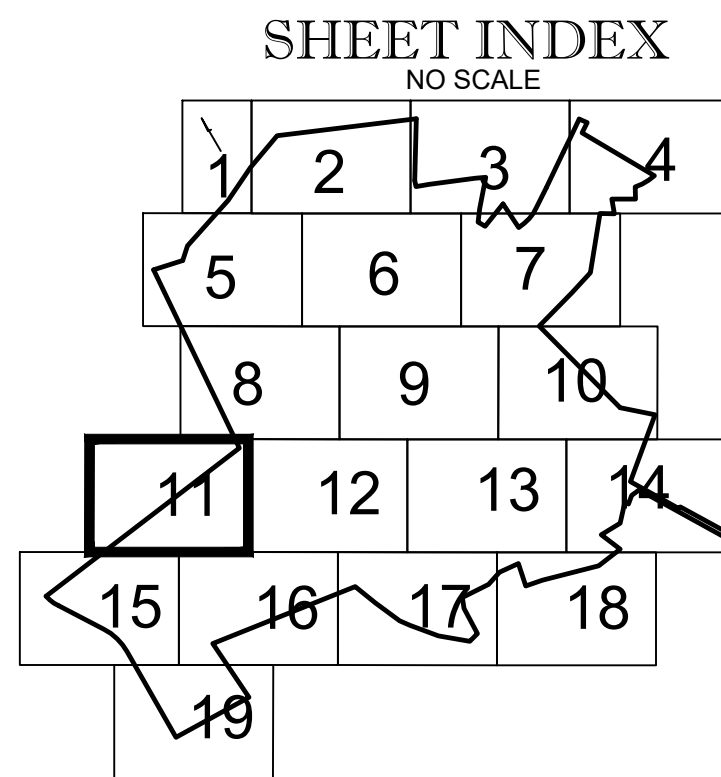
MATCH LINE SEE SHEET 13 OF 19

DATE	10/28/24	BY	JK	REVISION	CHS
	07/02/23	KFS	REVISED BOUNDARY	GRS	
	07/05/23	KFS	REVISED BOUNDARY	DES	
					DWN: JJK
ALTANIS'S LAND TITLE SURVEY					DATE: OCTOBER 28, 2024
LANDS N/F					
THE ECONOMIC DEVELOPMENT AUTHORITY OF					
APPOMATTOX COUNTY					
DEED BOOK 246 PAGE 625					
INSTRUMENT NO. 201000156					SCALE: 1" = 50'
SPRINGFIELD, VA 22152					
APPOMATTOX COUNTY, VIRGINIA					
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SHEET 9 OF 19					

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MATCH LINE SEE SHEET 8 OF 19

MATCH LINE SEE SHEET 12 OF 19

DATE	BY	REVISION
10/28/24	JJK	REVISED BOUNDARY
07/02/25	KFS	REVISED BOUNDARY
07/05/25	KFS	REVISED BOUNDARY

CHK: _____

G.R.S. _____

DLS: _____

50 0 50 100

SCALE: 1" = 50'

DWS: _____

JJK _____

ALTA/NS'S LAND TITLE SURVEY
LANDS N/F
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SOUTHSIDE ELECTION DISTRICT
APPOMATTOX COUNTY, VIRGINIA

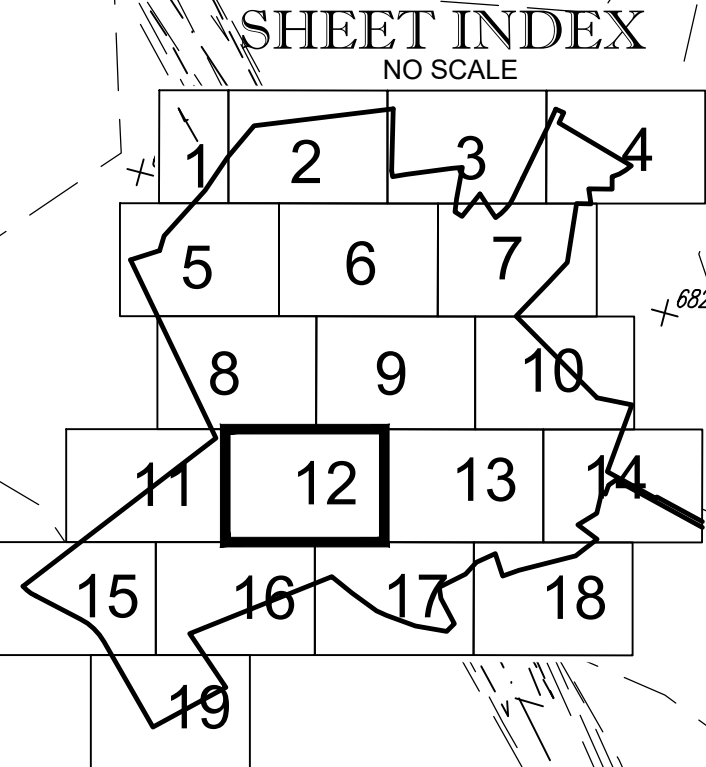
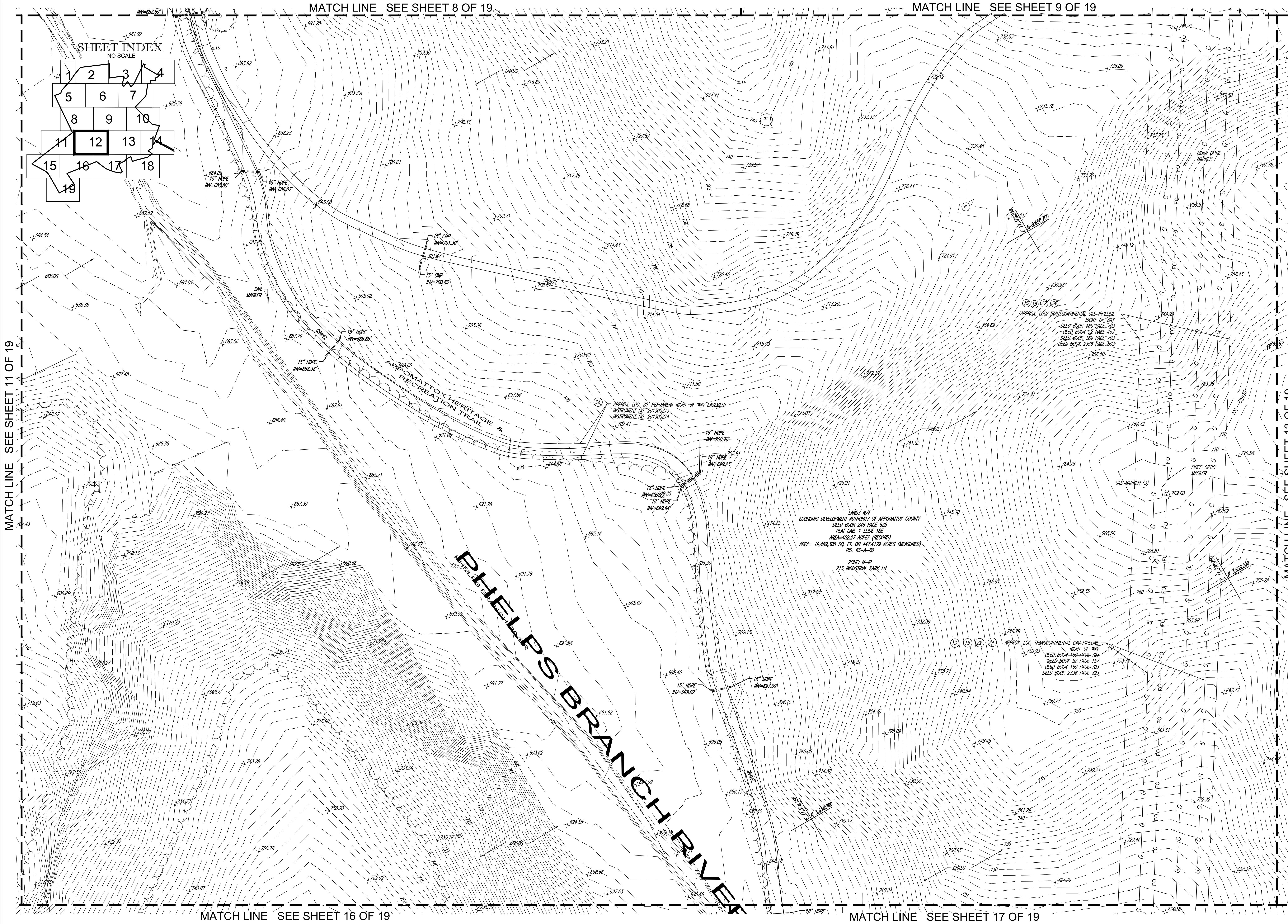
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KH PROJECT NO.
113706001

SHEET 11 OF 19



MATCH LINE SEE SHEET 11 OF 19

MATCH LINE SEE SHEET 13 OF 19

MATCH LINE SEE SHEET 16 OF 19

MATCH LINE SEE SHEET 17 OF 19

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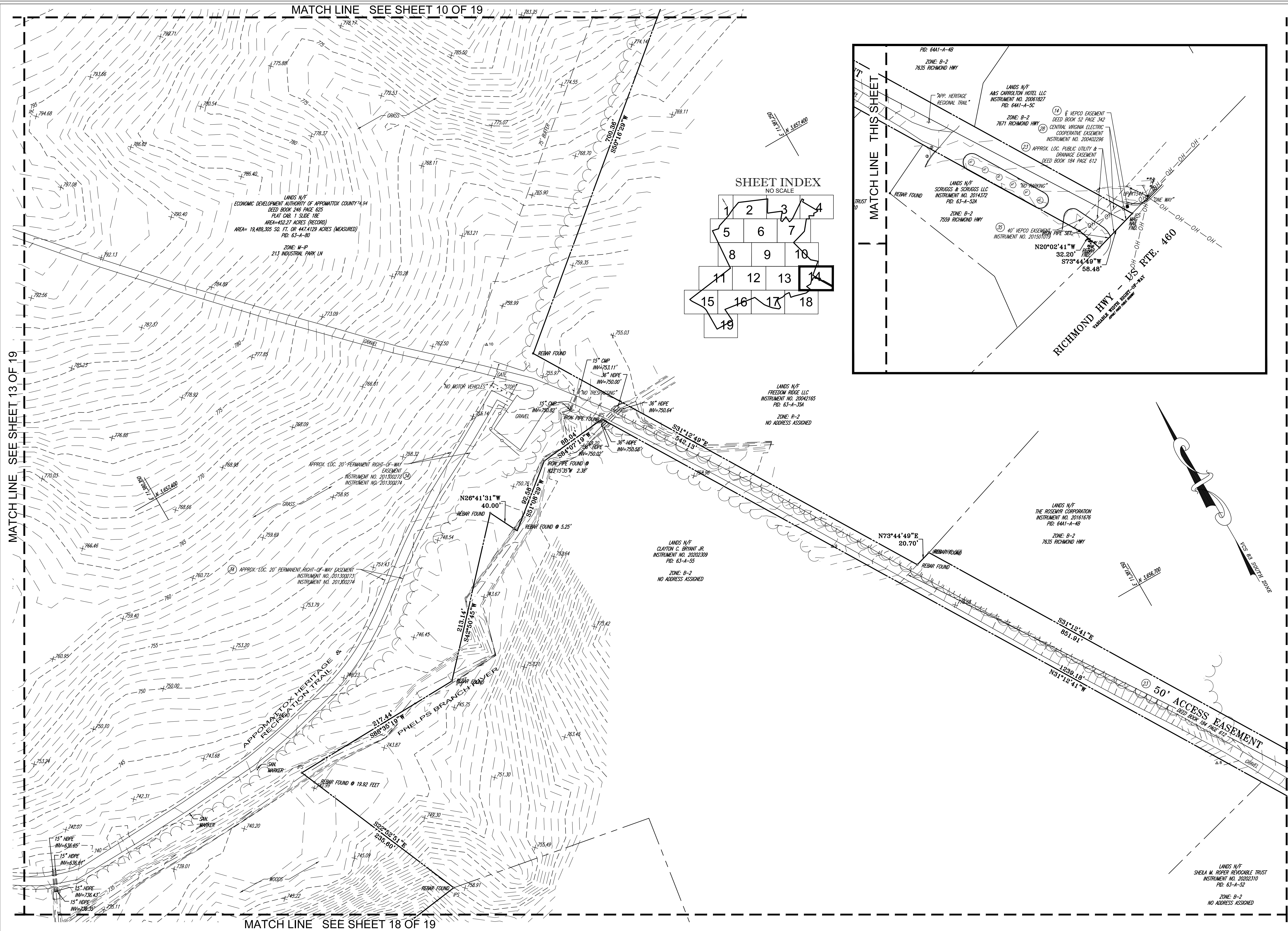
ALTAIR'S LAND TITLE SURVEY

LANDS N/F
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
APPOMATTOX COUNTY, VIRGINIA

DATE: 10/28/24 BY: JJK
REVISION: 07/02/23 KFS
07/05/23 KFS
REVISD BOUNDARY
REVISD BOUNDARY
DIS:
DWN: 50
JJK: 100
SCALE: 1" = 50'

KH PROJECT NO.
113706001

SHEET 12 OF 19



DATE	BY	REVISION
10/28/24	JJK	REVISED BOUNDARY
07/02/25	KFS	REVISED BOUNDARY
07/05/25	KFS	REVISED BOUNDARY

CHK: CHK:
G.R.S.
DES: DES:
DWG: DWG:
JJK: JJK:

50 0 50 100

CHECK: 1" = 50'

ALTAÑS'S LAND TITLE SURVEY
LANDS NF
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SOUTHSIDE ELECTION DISTRICT
APPOMATTOX COUNTY, VIRGINIA
SCALE: 1"=50'
DATE: OCTOBER 28, 2024

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TELE: 703-727-5828
FAX: 703-763-2320
email: grsgroup.llc@gmail.com

KH PROJECT NO.
113706001

SHEET 14 OF 19



DATE	BY	REVISION
10/28/24	JUK	REVISED BOUNDARY
07/02/25	KFS	REVISED BOUNDARY
07/05/25	KFS	REVISED BOUNDARY

CHK: _____
G.R.S. _____
DES: _____

DWN: _____
JUK _____

50 0 50 100

SCALE: 1" = 50'

ALTAÑS LAND TITLE SURVEY
LANDS N/F
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SOUTHSIDE ELECTION DISTRICT
APPOMATTOX COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: OCTOBER 2010

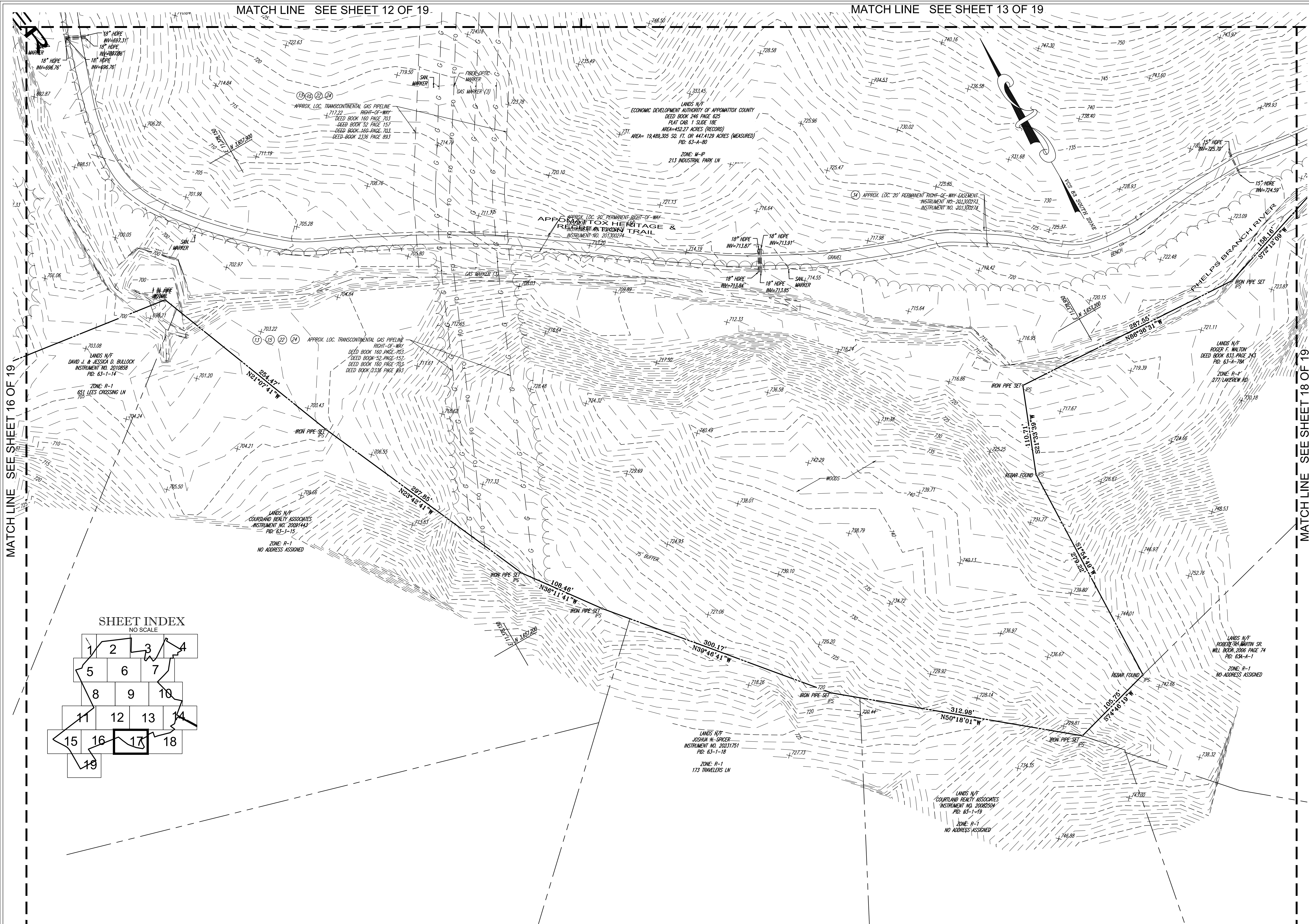
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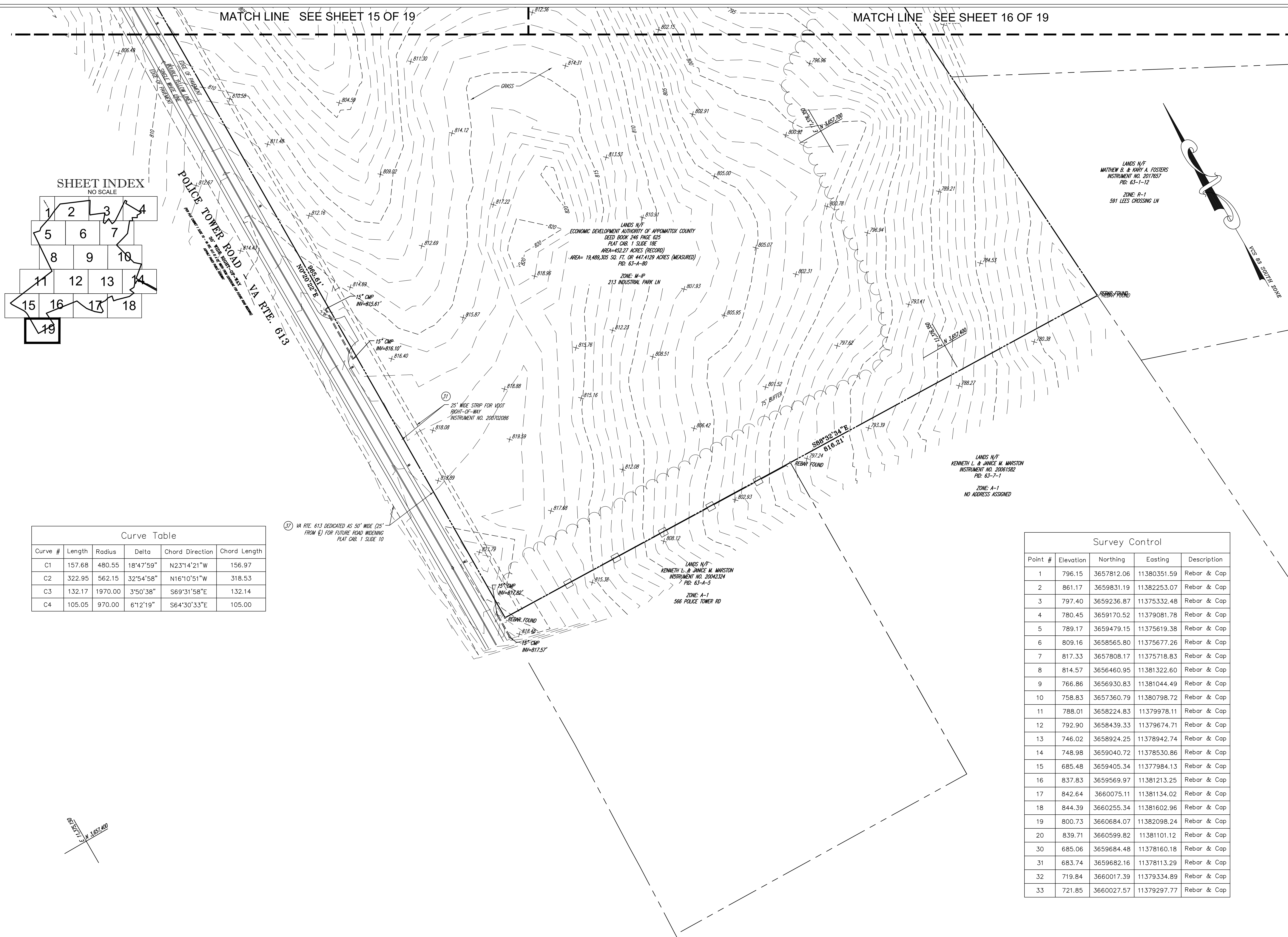
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KH PROJECT NO.
113706001

SHEET 16 OF 19



DATE	10/28/24	BY	JK	REVISION	CHG.	GRS.	DES.	DWN.	JK
	07/02/23	KFS	REVISED BOUNDARY						
	07/05/23	KFS	REVISED BOUNDARY						
ALTAIR'S LAND TITLE SURVEY									
LANDS N/F									
THE ECONOMIC DEVELOPMENT AUTHORITY OF									
APPOMATTOX COUNTY									
DEED BOOK 246 PAGE 625									
INSTRUMENT NO. 201000156									
SPRINGFIELD, VA 22152									
APPOMATTOX COUNTY, VIRGINIA									
DATE: OCTOBER 28, 2024									
SCALE: 1" = 50'									
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GRS GROUP, LLC									
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FAX: 703-763-2320									
email: grsgroup.llc@gmail.com									
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113706001									
SHEET 17 OF 19									



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	157.68	480.55	18°47'59"	N23°14'21"W	156.97
C2	322.95	562.15	32°54'58"	N16°10'51"W	318.53
C3	132.17	1970.00	3°50'38"	S69°31'58"E	132.14
C4	105.05	970.00	6°12'19"	S64°30'33"E	105.00

Survey Control				
Point #	Elevation	Northing	Easting	Description
1	796.15	3657812.06	11380351.59	Rebar & Cap
2	861.17	3659831.19	11382253.07	Rebar & Cap
3	797.40	3659236.87	11375332.48	Rebar & Cap
4	780.45	3659170.52	11379081.78	Rebar & Cap
5	789.17	3659479.15	11375619.38	Rebar & Cap
6	809.16	3658565.80	11375677.26	Rebar & Cap
7	817.33	3657808.17	11375718.83	Rebar & Cap
8	814.57	3656460.95	11381322.60	Rebar & Cap
9	766.86	3656930.83	11381044.49	Rebar & Cap
10	758.83	3657360.79	11380798.72	Rebar & Cap
11	788.01	3658224.83	11379978.11	Rebar & Cap
12	792.90	3658439.33	11379674.71	Rebar & Cap
13	746.02	3658924.25	11378942.74	Rebar & Cap
14	748.98	3659040.72	11378530.86	Rebar & Cap
15	685.48	3659405.34	11377984.13	Rebar & Cap
16	837.83	3659569.97	11381213.25	Rebar & Cap
17	842.64	3660075.11	11381134.02	Rebar & Cap
18	844.39	3660255.34	11381602.96	Rebar & Cap
19	800.73	3660684.07	11382098.24	Rebar & Cap
20	839.71	3660599.82	11381101.12	Rebar & Cap
30	685.06	3659684.48	11378160.18	Rebar & Cap
31	683.74	3659682.16	11378113.29	Rebar & Cap
32	719.84	3660017.39	11379334.89	Rebar & Cap
33	721.85	3660027.57	11379297.77	Rebar & Cap

CHK: G.R.S.	REVISION	DATE	BY	REVISION	DATE	BY
	REVISED BOUNDARY	10/28/24	JLK			
	REVISED BOUNDARY	07/02/25	KFS			
	REVISED BOUNDARY	07/05/25	KFS			
DES:						
DWN: J/K						

50 0 50 100
SCALE: 1" = 50'

ALTANIS'S LAND TITLE SURVEY
LANDS IN
THE ECONOMIC DEVELOPMENT AUTHORITY OF
APPOMATTOX COUNTY
DEED BOOK 246 PAGE 625
INSTRUMENT NO. 201000156
SOUTHSIDE ELECTION DISTRICT
APPOMATTOX COUNTY, VIRGINIA

SCALE: 1"=50'

DATE: OCTOBER 28, 2024

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